

OSTERLEY PARK VIEW ROAD, HANWELL



£465,000

Set in an idyllic spot just moments from waterside walks, this exceptional Victorian conversion feels a million miles from London's hustle and bustle. Featuring a wealth of original features, period detailing and contemporary interventions, the result is a harmonious collection of beautifully designed living spaces. The stunning interior is also perfectly complemented by the equally impressive outside spaces, where a large, southerly facing landscaped garden and raised timber deck patio are perfect for working, relaxing or entertaining. Perhaps it's the embodiment of the saying "never judge a book by its cover" - this exceptional apartment truly must be seen to be fully appreciated!

TUFFIN & WREN

Independent Estate Agents



Further Information

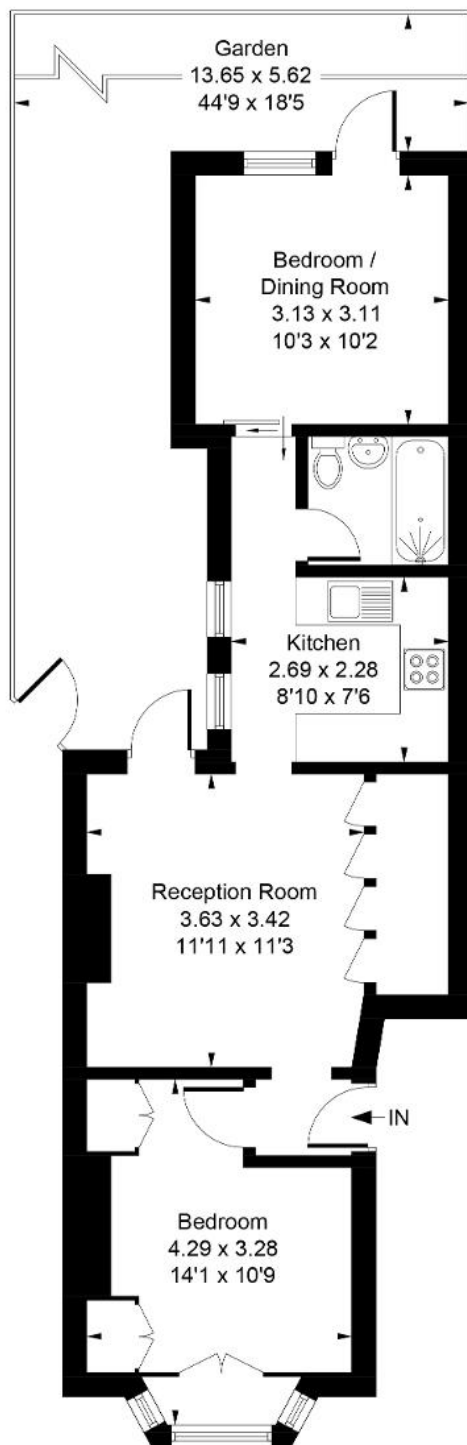
For more details please call us on **020 8840 0993** or send an email to homes@tuffin-wren.co.uk.

Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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Approximate Gross Internal Area
50.52 sq m / 544 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Leasehold Information

Lease Term: 999 years from 5 January 2024

Service Charge: £0 (save for 50% of any expenditure on common parts)

Ground Rent: £0

N.B. The sellers intend selling their share of the freehold interest in the whole building as part of this transaction

Anti-Money Laundering Requirements

In accordance with the UK's Anti-Money Laundering Regulations, all prospective purchasers are required to complete identity verification and provide satisfactory evidence of source of funds prior to the progression of any transaction. Compliance with these requirements is mandatory and will be conducted on our behalf by Coadjute, our compliance partner. A one-off non-refundable fee of £45 + VAT is payable per applicant in respect of this verification process. Further details are available upon request.